

MINUTES
FREMONT REDEVELOPMENT AGENCY REGULAR MEETING
JANUARY 13, 2009
FREMONT CITY HALL
7:00 P.M.

1. CALL TO ORDER

2. CONSENT CALENDAR

* **2.1 Approval of Minutes – None.**

3. PUBLIC COMMUNICATIONS

3.1 Oral and Written Communications – None.

4. PUBLIC HEARINGS – None.

5. OTHER BUSINESS

5.1 Chairperson Wasserman opened consideration of the Staff Update and City Council and Redevelopment Agency Guidance on Potential Disposition and Development of the Former City Corporation Yard Located at 37350 Sequoia Road in the Centerville Redevelopment Project Area

Housing Project Manager Bill Cooper provided a brief overview and history of the site, summarized questions that the Agency Board asked staff to research with corresponding answers to each question, and presented options for consideration. Staff responded to questions from Agency Members. Chairperson Wasserman opened the meeting for public comment. Miriam Keller (Congregations Organizing for Renewal) expressed concern related to the option for the City to sell the land on the open market and use the proceeds to purchase an alternate site more appropriate for developing affordable housing. Wainie Fullmore, Bernadette Tabarez and John Moran (Congregations Organizing for Renewal) expressed support for the Agency to purchase the site for it to be used for an affordable housing development. There were no other speakers. Chairperson Wasserman closed public comment. Another question and answer period followed. Agency Members provided comment.

On a motion by Agency Member Wieckowski, seconded by Vice Chairperson Natarajan, the Redevelopment Agency agreed to wait until the Plan Amendment is adopted before taking any action regarding the disposition and development of the former Corporation Yard site.

Ayes:	Agency Chairperson Wasserman, Vice Chairperson Natarajan, Agency Members: Wieckowski, Harrison and Chan
Noes:	None
Absent:	None
Abstain:	None

*Consent Items

5.2 Chairperson Wasserman opened consideration of a Loan Request from Eden Housing, Inc., for Affordable Housing Funds to Assist with Site Acquisition and Development of a 98-Unit Senior Rental Housing Development with Ancillary Services Planned for 3701 Peralta Boulevard in Centerville

Chairperson Wasserman opened the item for public comment. Linda Mandolini (Eden Housing) expressed support for the additional loan request. There were no other speakers. Chairperson Wasserman closed public comment.

On a motion by Vice Chairperson Natarajan, seconded by Agency Member Wieckowski, the Redevelopment Agency adopted Resolution No. 398 to:

1. Approve an additional loan of \$9,982,464 to Eden Housing for acquisition and development, which would increase the total City and Agency funding commitment from \$2,738,157 to \$12,720,621 for the Peralta Boulevard senior housing development, subject to the conditions set forth above in this report; and
2. Authorize the Executive Director or designee to execute the documents necessary to effectuate the Agency loan, as prepared by Agency Special Counsel and approved by Agency General Counsel, and take such other actions as are appropriate to execute the loan documents as approved by Agency Special Counsel and General Counsel; and
3. Approve an appropriation transfer of \$4,000,000 from #911HHD6100 to Eden Housing Centerville Project, #911HHD6112; and
4. Approve a new appropriation of \$5,982,464 from un-appropriated fund balance of the Low and Moderate Income Housing Fund, fund 911, to Eden Housing Centerville Project, 911HHD6112.

Ayes: Agency Chairperson Wasserman, Vice Chairperson Natarajan,
Agency Members: Wieckowski, Harrison and Chan
Noes: None
Absent: None
Abstain: None

6. ADJOURNMENT: There being no further business, Agency Chairperson Wasserman adjourned the meeting.

Attest:

Approved:

Dawn G. Abrahamson, Agency Secretary

BOB WASSERMAN, Agency Chairperson